



CITY OF DUBLIN

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HOUSING POLICY
DEVELOPMENT, HCD

MAR 20 2008

March 19, 2008

Department of Housing and Community Development (HCD)
Division of Housing Policy Development
1800 Third Street, Room 430
Sacramento, CA 95814

RE: *City of Dublin General Plan Housing Element Compliance Report*

To Whom It May Concern:

Pursuant to Government Code Section 65400(b)(2), attached is a copy of the Annual Report on the Status of the Dublin General Plan for the reporting period January 1, 2007 – December 31, 2007. The Housing Element Compliance Report, with implementation of the goals and policies of the adopted Housing Element, are contained within the annual report on the General Plan.

This report was presented to and accepted by the Dublin City Council on March 18, 2008.

Should additional information be necessary to meet the requirements of the above code section, please contact myself or Gaylene Burkett, Housing Assistant, at (925) 833-6610.

Sincerely,

Martha Aja
Assistant Planner
Community Development Department

Attachment: Annual Report on the Status of the Dublin General Plan, Calendar Year-2007

cc without attachment

Richard Ambrose, City Manager
Jeri Ram, Community Development Director
Gaylene Burkett, Housing Assistant
General Plan and Housing Element Files

HOUSING POLICY
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Annual Progress Report on the Dublin General Plan and Housing Element Compliance

Reporting Period: Calendar Year 2007
(January 1, 2007—December 31, 2007)

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INTRODUCTION

Government Code Section 65400(b) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of regional housing needs and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing. The City of Dublin's Annual Report was presented to the City Council on March 18, 2008.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

The Dublin General Plan was adopted on February 11, 1985, three years following the City's incorporation in 1982. The General Plan contains the seven State-required elements which are Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Dublin's General Plan contains the following elements:

- Land Use Element
- Parks and Open Space Element
- Schools, Public Lands, and Utilities Element
- Circulation and Scenic Highways Element
- Housing Element
- Conservation Element
- Seismic Safety and Safety Element
- Noise Element

The City of Dublin is in the process of preparing a Community Design Element. The Community Design Element will establish design principles, policies and implementation measures that are designed to enhance the livability of Dublin and encourage a high level of quality design. The purpose of the element will be to improve the physical form of the community by establishing policies that will guide future development. The Community Design Element will apply to developments throughout the City.

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Dublin's Housing Element was updated and certified by the State Housing and Community Development Department on July 11, 2003. Since that time, the City of Dublin has been actively implementing the various programs in the adopted Housing Element and the General Plan.

The following represents the progress the City has made towards implementing the goals and guiding policies of the General Plan during the reporting period. The list is organized to correspond with the elements of the Dublin General Plan.

LAND USE ELEMENT

Amendments

The Land Use Element can be amended a maximum of four times per calendar year. The Land Use Element of the Dublin General Plan was amended three times during the reporting period of Calendar Year 2007 for the following projects:

1. **Wallis Ranch (aka Dublin Ranch West):** A General Plan Amendment to re-designate the land uses of the parcels designated as Public/Semi-Public to Semi Public land use designations, was approved by the City Council in February 2007.
2. **Moeller/Vargas/Tipper:** A General Plan Amendment to the General Plan for the Casamira Valley/Moller Ranch Property, the Tipper Property and the Vargas Property were approved by the City Council in May 2007.
3. **Scarlett Court:** A General Plan Amendment to add policies for implementing the Scarlett Court Design Guidelines was adopted by the City Council in May 2007. The Design Guidelines are intended to guide future development and improvements in the Scarlett Court Planning Area and to enhance the character and image of the area. The Scarlett Court Planning Area is visible from Interstate 580, Dougherty Road, the Iron Horse Trail and Dublin Boulevard and the view of this area from these key roadways is of importance to the City.

Progress towards meeting goals and guiding policies of the Land Use Element

Residential Land Use

During the last reporting period, the following residential projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for residential land use:

- The **Fallon Village** project includes the future development of up to 3,108 residential units at various densities; up to 2.5 million square feet of commercial, office, light industrial and mixed use development; two elementary school sites; and parks, utility extensions and open space on 1,134 acres of land within eastern Dublin consisting of various parcels with 11 different ownership interests. A Site Development Review for **Positano** (Braddock & Logan) was approved in 2007 for the development of 1,043 of the low density single family housing units on 488 acres within Fallon Village project area. Grading on the site has begun in preparation for development.
- The **Dublin Ranch Area F West and East** (Toll Brothers 'Sorrento') project includes 1,111 medium density residential units and will provide a variety of housing types within ten distinct neighborhoods. The project will also provide a transition between the medium-high and high density residential projects to the south and the medium and low density residential projects to the north. Construction of the five neighborhoods on the west side of the project site is under construction and partially occupied. Revised plans will be processed for development of the easterly five neighborhoods by **Regent Development Group**.
- In June 2006, the Planning Commission adopted a Resolution approving a Site Development Review for the **Schaefer Ranch** (Discovery Homes) project; this project includes 302 single

family detached residential units in four distinct neighborhoods. The extension of Dublin Boulevard to the project is complete. The Applicant has begun construction of model homes.

- In June 2006, the City Council adopted an Ordinance to pre-zone the **Mission Peak/Fallon Crossing** (Standard Pacific Homes) project; this project, encompassing 74 acres of land, was annexed to the City in September 2006 and includes up to 117 single family residential units ranging from small lots/zero lot line parcels to large estate lots. The project was approved by the City Council in December 2007.
- In March 2006, the City Council adopted a Resolution initiating a General Plan Amendment Study for the **Moller Ranch/Casamira Valley** (DeSilva Group) project; this project is an annexation request for 226 acres of land and includes a proposal for 298 attached and detached units. In May 2007, the City Council authorized Staff to file an annexation with the Local Agency Formation Commission (LAFCO). The project went to LAFCO for consideration in July 2007 and was approved with conditions. In 2007 the City Council also adopted a Stage I Development Plan.
- The **Dublin Transit Center** project includes 1,800 high-density residential units adjacent to the existing Dublin/Pleasanton BART Station. **Camellia Place** (EAH, Inc.), consisting of 112 apartment units, was completed in January 2006 and is fully occupied. **Avalon @ Dublin Station** (Avalon Bay Communities) and **Élan @ Dublin Station** (D.R. Horton) are both under construction with 305 apartment units and 257 condominium units, respectively, and are partially occupied. In February 2006, the City Council approved a Planned Development Rezone and Site Development Review for **Metropolitan @ Dublin Station** (D.R. Horton); the project includes the development of 300 condominium units and is currently in Building Permit Plan Check review. **Crescent** (Hanover Group), consisting of approximately 195 units, and **Ashton** (Hanover Group), consisting of approximately 150 units, are both currently in planning review by City Staff. City Staff is currently processing a development application for **Avalon II @ Dublin Station** (Avalon Bay Communities) for 405 residential units on a 5.8-acre site. The project is currently in planning review by City Staff.
- The **Dublin Ranch West/Wallis** project includes the development of a variety of housing types and residential densities including low, medium and medium-high on 189 acres of land. The project has been approved and will provide 935 housing units.
- The **Tralee Village** (Pinn Brothers Fine Homes) project is a mixed-use project containing medium-high density residential and retail/commercial uses. The project is currently under construction and will contribute 130 condominiums and 103 townhouse units to the City's multi-family residential housing stock. The Townhome units are currently for sale and several units have been sold.
- The **Willows at San Ramon Village Plaza** (Braddock & Logan) project is another mixed-use project containing medium-density residential and retail/commercial uses. The project has been constructed and is almost fully occupied. The project has contributed 56 townhouse units to the City's multi-family residential housing stock.
- The **Dublin Ranch Area F North** project, which includes **Neighborhood F-1 'Sonata'** (Lennar Homes, previously owned by Standard Pacific Homes) and **Neighborhood F-2 'Verona'** (Pulte Homes) will contribute 119 medium density single family homes and 121 low density single family homes, respectively. Most of the units in the Verona project are occupied and the project is

nearing completion. The Sonata project is currently under construction and the units in the first phase have been sold.

- The **Silvera Ranch** (Pinn Brothers Fine Homes) project is under construction with 254 residential units on 105 acres of land. The development contains a mix of housing types, including single-family estate-size units, smaller lot single-family cluster homes and multi-family condominiums. The project is currently under construction. Several estate units and cluster homes completed as part of Phase I and Phase II of the project are occupied.
- The **Dublin Ranch Villages** (Toll Brothers) project includes 1,396 condominiums and townhomes and is nearing completion of construction. The majority of the units have are occupied, with the exception of the Terraces, which is still under construction.
- The **Windstar Condominium** (Windstar) project, which includes 309 units on approximately 3.66 acres in the West Dublin BART Specific Plan area, was approved by the City Council in November 2007.

Commercial and Industrial Land Use

During the Calendar Year 2007 reporting period, the following commercial and industrial projects were under review, approved and/or under construction in furtherance of the guiding policies of the Land Use Element for Commercial and Industrial land use:

- The **Elephant Bar** project is an 8,300 square foot restaurant located within the Downtown Specific Plan area; the project contributes to the intensification of the downtown by revitalizing an existing vacant building. The project is under construction.
- In June 2006, the City Council approved a Planned Development rezone and Site Development Review for a 17,500 square foot commercial building within the **Dublin Place Shopping Center**. The project contributes to the intensification of the downtown through the development of a new commercial building within an existing shopping center in the central downtown area. The project was constructed in 2007. Tenants are occupying the building and the project is complete.
- In September 2006, the City Council approved the initiation of a Downtown Core Specific Plan Amendment Study to consider an expansion and re-use of an existing and soon to be vacated auto dealership building on a 1.94-acre parcel for retail use called **Custom Fireplace, Patio & BBQ**. The project (which included a Specific Plan Amendment, Stage 2 Development Plan, Conditional Use Permit and Site Development Review) was approved by the City Council in October 2007. The project is currently in Building Permit Plan Check.
- The **Ulferts Center** project is a 50,530 square foot retail commercial center. The project is located within the Eastern Dublin Specific Plan Area and contributes a range of commercial and employment generating uses that will meet the needs of the City and surrounding Tri-Valley area. The construction of the project was completed in 2007 and is almost completely occupied.
- The **GM Auto Mall** project includes a 32,543 square foot Hummer, Saturn and Saab automotive dealership. The project is located on a parcel of land within the GM Auto Mall with freeway frontage. The project was completed in October 2007.

- The **Honda** project is a 53,680 square foot automotive dealership located on Scarlett Court within close proximity to other automobile dealerships and has freeway frontage. The construction of the project was completed in 2007.
- The **Dublin Gateway Medical Center** is a 178,000 square foot medical office complex. Construction of approximately 120,000 square feet of medical offices was completed in 2007. The project is located within the Eastern Dublin Specific Plan Area and is within walking distance of Waterford Place, a mixed use project and neighborhood shopping center. A hospital facility was also approved in 2007 by the Planning Commission and City Council. The property was recently sold to Eden Medical Group and requires review and approval by the Office of Statewide Health Planning and Development.
- The **Shamrock Village** shopping center is a neighborhood shopping center for which a façade enhancement and the construction of a new 25,846 square foot retail building were completed in November 2006. In December 2007 the Planning Commission approved a Site Development Review for **Big Lots**, which is located within the Shamrock Village shopping center. The Site Development Review for Big Lots included a 4,185 square foot addition to the existing 21,470 square foot building and associated site improvements including exterior building renovation, landscaping and parking lot upgrades. The Shamrock Village shopping center is located within the downtown area and contributes to the strengthening of an existing neighborhood shopping center through the renovation of existing buildings and the construction of additional retail square footage; together these improvements have reduced the vacancy rates within the center.
- In 2007, Staff approved a Site Development Review for **Kentucky Fried Chicken**, located within the Village Parkway Specific Plan area. The Site Development Review included a façade remodel, site improvements, and new signage. The remodel project will update the existing restaurant and site, which was approved by Alameda County in 1977. Construction is currently underway.
- In June 2007, the City Council approved a Rezone, Conditional Use Permit and Site Development Review for an existing **Shell Gas Station** at 8999 San Ramon Road. The project includes demolition of an existing service station which includes a car wash, cashier kiosk, fuel dispensers and canopy cover, and the construction of a new 2,162 square foot convenience store, a 1,264 square foot automated car wash and six new fuel dispensers with a new canopy cover. The project is currently in Building Permit Plan Check Review and construction is anticipated to begin in 2008.
- In August 2006, the City Council approved a Planned Development Rezone for the 318,000 square foot **Grafton Shopping Center** located within the Eastern Dublin Specific Plan area. Grafton Station encompasses approximately 29 acres at the corner of Dublin Boulevard and Grafton Street. In 2007, the Planning Commission also approved a Site Development Review for an approximately 100,000 square foot home improvement warehouse, Lowe's, within the Grafton Station shopping center. Lowe's opened to the public in December 2007. In March 2007, the Planning Commission approved a Site Development Review for four retail buildings totaling approximately 48,000 square feet. The retail buildings are currently under construction.
- In October 2006, the Planning Commission approved a Site Development Review for the **Venture Commerce Center** project. The project included demolition of an existing one-story, 38,825 square foot building and construction of four two-story buildings on the site. The new buildings range in size from 14,774 square feet to 18,602 square feet for a total floor area of 67,029 square

feet. The four buildings have approximately 31 units which will be sold as “office condominiums.” Construction of the project has been completed and the majority of “office condominiums” have been sold.

- The City is working closely with Blake Hunt Ventures on the **Emerald Place** project located at the intersection of Hacienda Drive and Dublin Boulevard in the Eastern Dublin Specific Plan Area. A Stage 1 Development Plan was approved in November 2007. Blake Hunt Ventures and the City are currently working together to further refine the site layout for a retail commercial life style project. The project is expected to contribute to a range of commercial and employment generating uses that will meet the needs of the City and surrounding Tri-Valley area.

PARKS AND OPEN SPACE ELEMENT

Amendments

The Parks and Open Space Element was not amended during the reporting period for Calendar Year 2007.

Progress towards meeting goals and guiding policies of the Parks and Open Space Element

- As part of the reconstruction of the **Shannon Community Center**, three artists were selected to design and install public art at the Shannon Community Center.
- A public art/mural for the **San Ramon Village Plaza** project was approved and completed in 2007.
- In cooperation with the Dublin Fine Arts Foundation, a public art piece was installed at **Bray Commons** and accepted by the City.
- The **Fallon Sports Park Master Plan** has been completed for a new 60 acre community park in Eastern Dublin Specific Plan Area. The new park will include, ball fields; several children's play areas; picnic facilities; basketball, volleyball and tennis courts; a BMX track; and bocce ball courts. The City entered into a consultant services agreement for Fallon Sports Park, Phase I which encompasses 27 acres of the 60 acre site. Improvements include 2 lighted softball fields; 2 lighted soccer fields; 2 little league fields; lighted basketball court and tennis courts; restroom/concession buildings and off-street parking.
- The construction of a 2-acre **Dougherty Hills Dog Park** was completed in January 2007. The park opened to the public in May 2007. The improvements include a separated area for both large and small dogs with a turf surfacing and off-street parking. The City accepted the public art installed at the dog park, which was done in cooperation with the Dublin Fine Arts Foundation.
- The building design for the new **Shannon Community Center** at Shannon Park was completed. The Center includes 19,700 square feet of new construction including a large social hall, two preschool classrooms, two multi-use classrooms, a conference room and an office area. Construction of the community center is currently underway with an anticipated completion date of fall 2008.
- In 2007, the City entered into a consultant services agreement for the expansion of the Dublin Civic Center.
- The design of a 2-acre neighborhood square within the **Sorrento** project (Dublin Ranch Area F South) was completed in November 2006. The park will include a large open turf meadow, picnic area, children's play areas, and a walking path. In 2007, the City awarded the construction contract for Piazza Sorrento.
- In 2007, the City entered into a consultant services agreement for **Passatempo Park**, which is a five acre neighborhood park within the Sorrento project (Dublin Ranch Area F South).
- In 2007, the City awarded the construction contract for **Devany Square**, a two acre neighborhood square in Dublin Ranch Villages.

- In 2007, the playground equipment at **Alamo Creek Park** was replaced as part of an ongoing project to replace aging play equipment in City Parks.
- The City entered into an improvement developer agreement for the **Schaefer Ranch Park**, which provides that the developer of the Schaefer Ranch project will design and construct the 10.6 acre neighborhood park.
- In 2007, the City entered into a consultant services agreement for the **Dublin Historic Park** for the Phase 1 improvements. Additionally, the agreement provided for a study of the historical implications of moving historic structures from the Kolb Ranch to the Historic Park, the potential uses of the moved structures and the cost of rehabilitating the structures.
- In 2007, the **Visitor Center at the Dublin Heritage Center**, which is located inside Old St Raymond's Church, was completed.
- A Playground Safety Program for park playgrounds and Playground Safety Policies were adopted in February 2007.
- This past year a **Parks & Community Services Needs Assessment** was initiated. The primary purpose of the needs assessment is to provide a community-based assessment of the recreation and cultural arts programs the City currently offers and recommendations for future programs that the City should design and implement.
- In 2007, the City continued to work with East Bay Regional Park District (EBRPD) to negotiate for land acquisition in the **Western Extended Planning Area** for Open Space Area.
- In 2007, the City continued to negotiate with developers to include natural open space areas within development projects which are adjacent to undeveloped land.

SCHOOLS, PUBLIC LANDS AND UTILITIES ELEMENT

Amendments

The Schools, Public Lands, and Utilities Element was not amended during the reporting period for Calendar Year 2007.

Progress towards meeting goals and guiding policies of the Schools, Public Lands, and Utilities Element

Schools

- In 2007, City Staff continued to work with developers and property owners to ensure that adequate sites are reserved to meet the **Dublin Unified School District's** projected demand for future school uses. School fees are collected at the building permit issuance stage of project development in accordance with State law.
- The **Quarry Lane School**, a privately owned school located within the Eastern Extended Planning Area, was expanded from an elementary school to include a new middle school and high school with playing fields and associated improvements. Construction of the project was nearly completed in 2007 and the new middle school and high school is now open.

Public Lands

- As part of a General Plan Amendment study, the City has been working closely with the Army regarding future development at the Camp Parks military facility. The Camp Parks Master Plan identifies the redevelopment of 187 acres of government property for private commercial, residential and open space uses. The Community Visioning Process was completed in 2004. The City worked extensively with the Army in 2007 in preparation for Industry Day. Industry Day was the first step in the Army's selection of a Master Developer. Once the developer prepares an overall land use plan for the site and an official project application is submitted to the City, the environmental analysis for the project will commence shortly thereafter.

Utilities

- In 2007, the City continued to work closely with project applicants and the service utilities to ensure that there is adequate capacity to serve all new and existing areas of Dublin.

CIRCULATION AND SCENIC HIGHWAYS ELEMENT

Amendments

The Circulation and Scenic Highways Element was amended once during the reporting period of Calendar Year 2007 for the following project:

1. **Bikeways Master Plan:** The development of a Citywide **Bikeways Master Plan** was approved by the City Council in July 2007. The plan evaluated existing bicycle conditions and created an integrated plan including access to parks and open space areas.

Progress towards meeting goals and guiding policies of the Circulation and Scenic Highways Element

- The City, in cooperation with Caltrans and the Cities of Pleasanton and Livermore, is proposing improvements for the **I-580/Fallon Road and El Charro Road** interchange to increase the interchange capacity while maintaining safe and efficient traffic operations. Environmental evaluation for the project has been completed and the required permits obtained. It is anticipated that construction will begin in spring of 2008.
- The design of the **Dougherty Road** improvements was completed in 2007 and construction is underway to widen the existing roadway between Houston Place and I-580 and on Dublin Boulevard between Dublin Court and approximately 700 feet east of Dougherty Road. The improvements will accommodate additional traffic generated from planned growth in the area. It is anticipated that the project will be completed fall of 2008.
- The City worked jointly with East Bay Regional Park District, the City of Pleasanton, Caltrans and Zone 7 to complete a preliminary engineering study to determine the feasibility of constructing an extension to the **Alamo Canal Trail** underneath I-580. The study was completed in November 2006. The design of improvements is underway.
- The development of a Citywide **Bikeways Master Plan** was approved by the City Council in July 2007. The plan evaluated existing bicycle conditions and created an integrated plan including access to parks and open space areas.
- The City began preliminary engineering and environmental work for an extension of **Scarlett Drive** tying Dublin Boulevard to Dougherty Road along the Iron Horse Trail. The roadway extension will alleviate traffic congestion at the Dublin Boulevard and Dougherty Road intersection by providing a bypass to the intersection. The Mitigated Negative Declaration for the project was approved by the City Council in 2007. The design and improvements for the project are on hold due to lack of funding.
- In 2007, the City continued to provide for the replacement of damaged curbs, gutters and sidewalks at various locations throughout the City as well as completing annual street overlay and slurry seals projects.
- The northern extension of Fallon Road and the connection of **Fallon Road and Tassajara Road** have been constructed and connect with the Silvera Ranch development project.

- The extension of Silvera Ranch to Dublin Ranch is under construction and project is scheduled for completion in the summer of 2009.
- The engineering design phase for the widening of **Tassajara Road** between I-580 and the Alameda-Contra Costa County limit line in the Eastern Dublin Specific Plan Area began in 2003 and continues with the review of future projects.
- In 2007, the City continued to collect **traffic impact fees** for new development projects to ensure that new facilities are built to accommodate the additional vehicle, bicycle, and pedestrian trips that result from the project.
- In 2006, the City received a Housing Incentives Grant of approximately \$3,000,000 by the Metropolitan Transportation Commission (MTC). The City will be using the grant to **fund multi-modal improvements and streetscape enhancements** in accordance with the Streetscape Master Plan along Dublin Boulevard, from Hansen Drive to Tassajara Road. Currently, the design of improvements and streetscape enhancements are underway and is scheduled for construction in 2009.

HOUSING ELEMENT

Amendments

The Dublin General Plan Housing Element was certified by the Department of Housing and Community Development on July 11, 2003. The Element was not amended during the Calendar Year 2007.

Progress towards meeting goals and policies of the Housing Element

Number of New Housing Permits Issued

During Calendar Year 2007, the City of Dublin issued a total of 48 permits for residential development. Thirty-eight permits were issued for single-family homes and 10 permits were issued for 80 multi-family units for a total of 118 new housing units in 2007.

Progress toward Mitigating Governmental Constraints in the Maintenance, Improvement and Development of Housing

The City of Dublin Housing Element identifies governmental and non-governmental constraints relative to providing housing sufficient to meet the number of units identified in the Regional Housing Needs Allocation (RHNA) developed by the Association of Bay Area Governments (ABAG). The non-governmental constraints include: market conditions such as, land costs; construction and labor costs; and, the cost and availability of financing. Efforts to mitigate non-governmental constraints included the creation of a First Time Homebuyer Loan Program.

The City was successful in lending over \$557,196 to 18 households in Calendar Year 2007 through the City's **First Time Homebuyer Loan Program (FTHLP)**. The FTHLP assists households with financing in the form of down payment assistance towards the purchase of a home.

The primary governmental constraint identified in the Housing Element is the permit and processing fees. Dublin charges a number of planning, building and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. These fees are necessary to meet City service and environmental standards. Impact fees for water, sewer and school services are charged by other agencies.

Comparison of Units Added To Regional Housing Need Allocation by Income for the current Housing Element period.

The City of Dublin's fair share of regional housing need for the previous Housing Element cycle was 5,436 units. From Fiscal Years 1999/2000 to 2005/2006, Dublin has issued permits for 3,585 residential units. For Calendar Year 2007, Dublin issued building permits for a total of 118 new residential units. Because the reporting period for the annual General Plan Progress Report changed from a Fiscal Year reporting period to Calendar Year reporting period, there is some overlap in housing numbers. For the period of July 1, 1999 to December 31, 2007, the total number of permits issued for residential units is 3,950. To meet the total housing need, Dublin removed constraints and adequately zoned land that would allow for the construction of all 5,436 units.

Table 1: Building Permits Issued Towards Meeting the Regional Housing Need

Income Level	New Construction Need For 1999-2007	Units Added in CY 2007	Total Units Permitted** through CY 2007 (includes overlap from FY 2005-2006)	Remaining Construction Need
Very Low Income (<50% AMI*)	796	0	263	533
Low Income (>50% ≤ 80% AMI*)	531	0	243	288
Moderate Income (>80% ≤ 120% AMI*)	1,441	0	378	1,063
Above Moderate Income (>120% AMI*)	2,668	118	3,066	(398)
Total	5,436	118	3,950	1,486***

*AMI = Area Median Income a family of 4 for 2007 - \$83,800

**Permitted is defined as the issuance of Building Permits for the construction of a residential unit.

*** This number represents the net number of homes remaining to be built in order to fulfill the overall RHNA numbers. Actual remaining units to be built in certain income categories are also listed in the chart above.

Affordability of New Units Including the Number of Deed Restricted Affordable Housing Units

- The median sales price for a single family home in Dublin at the end of Calendar Year 2007 was \$730,500.¹ These units are financially available to above-moderate income households. Above-moderate income households are those households that have an annual income that exceeds 120% of the Area Median Income (AMI). The AMI for 2007 was \$83,800. Very low income households are defined as households with annual income less than or equal to 50% of the AMI; low income households are households with an annual income that falls within 50% to 80% of the AMI; and, moderate income households are households with an annual income that falls between 80% to 120% of the AMI.
- The affordable units constructed and/or sold during this reporting period include:
 - 11 new units were sold at **The Terraces @ Dublin Ranch** to moderate-income households with 30-year deed restrictions.
 - 3 units were re-sold at **The Terraces @ Dublin Ranch** to moderate-income households with 30-year deed restrictions.
 - 17 units were sold at **Élan @ Dublin Station** to moderate-income households with 55-year deed restrictions.
 - 9 units were sold at **Silvera Ranch**; 7 units to moderate-income households, 1 unit to a low-income household and 1 unit to a very-low income household, all with 55-year deed restrictions.
 - 4 units were sold at the **Willows**; 2 units to moderate-income households, 1 unit to a low-income household and 1 unit to a very-low income household, all with 55-year deed restrictions.

¹ Bay East Association of Realtors, December 2007 Housing Statistics - Single Family Residence

- 29 units are reserved for income restricted households at **Tralee**; 14 units to moderate-income households, 6 units to low-income households and 9 units to very-low income households.
- 19 units for income restricted households at **Silvera Ranch**; 9 units to moderate-income households, 4 units to low-income households and 6 units to very-low income households.
- The affordable units constructed and/or rented during this reporting period include:
 - 30 units are restricted to moderate-income households at **Avalon @ Dublin Station**.
 - 535 rental units are restricted for income restricted to various income levels at the **Groves at Dublin Ranch**; 221 units to moderate-income households, 187 units to low-income households and 127 units to very-low income households.

Status of Programs in Adopted Housing Element (Calendar Year 2007)

GOAL A: TO PROVIDE ADEQUATE SITES TO MEET THE CITY HOUSING NEEDS

POLICY 1: Ensure that adequate sites exist to accommodate future housing needs.

Progress: Ongoing.

POLICY 2: Increase units produced in Dublin; increase sites appropriate for affordable housing and accessible to downtown.

Progress: Three residential developments have been approved in the Downtown Intensification Area.

A mixed-use project including 150,000 square feet of office space and 308 multi-family apartment units within the **West Dublin BART Specific Plan Area** has received full entitlements. The project will provide 39 affordable units of which 23 units must be constructed on-site. The Development Agreement for this project allows the developer to construct the project by June 2014. The project is anticipated to be constructed within the next five years. The project will be built at 6541 Golden Gate Drive, the former Corovan warehouse building.

A 309-unit high density condominium project known as **Windstar** received full entitlements in 2007 and will be constructed adjacent to the City's future West Dublin/Pleasanton BART Station. The project will be located on a 3.55 acre vacant piece of property. Construction on this project is anticipated to begin in the summer of 2008.

GOAL B: TO INCREASE THE AVAILABILITY OF HOUSING AFFORDABLE TO LOW- AND MODERATE-INCOME HOUSEHOLDS

POLICY 1: Promote development of affordable housing in Dublin.

Progress: **The Groves @ Dublin Ranch**, formerly known as Fairway Ranch, includes a 304 unit multi-family apartment project known as **Oak Groves**. This project is 80% affordable. Tenants started moving into the complex in September 2006. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project. The project was fully occupied in 2007.

The Groves @ Dublin Ranch, formerly known as Fairway Ranch, also includes a 322-unit senior apartment project known as **Pine Groves** and **Cedar Groves**. This project is 90% affordable. Tenants started moving into the complex in September 2006. All units are restricted to seniors 55 years of age and over. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project. The project was being leased in 2007.

POLICY 2: Provide incentives for affordable units.

Progress: In March 2007, the City repealed the previous **Density Bonus Ordinance** and adopted a new Ordinance (Chapter 8.52) in order to comply with current State Law.

The City provided low interest loans to assist with the development of two projects which include affordable units: **The Groves @ Dublin Ranch** (formerly known as Fairway Ranch). The Groves is a high density residential project located in eastern Dublin that includes 304 for-sale condominiums and 626 rental units. Of the 930 units, 587 are Below Market Rate (BMR) units.

POLICY 3: Require the development of lower-income housing.

Progress: **Avalon @ Dublin Station** (Avalon Bay Communities), a 305 unit multi-family residential apartment community near the existing Dublin/Pleasanton BART Station will provide 30 units for rent to moderate-income households. All affordable units will have restrictions on rental rates for 55 years. The project was almost complete in 2007.

Élan @ Dublin Station (D.R. Horton), a 257 unit multi-family residential condominium project also near the existing Dublin/Pleasanton BART Station will provide 26 affordable units for sale to moderate-income households. All affordable units will have 55-year resale restrictions. The project was almost complete in 2007.

The Groves at Dublin Ranch, formally known as Fairway Ranch, has a multi-family residential apartment community and a senior apartment community totaling 626 units. The multi-family project, **The Oaks** has 304 units of which 243 will be affordable as follows: 90 moderate-income units, 90 low-income units and 63 very-low income units. The senior project, **The Pine Groves** and **The Cedar Groves** has 322 units of which 292 will be affordable as follows: 131 moderate-income units, 97 low-income units and 64 very-low income units. All affordable units will have restrictions on rental rates for 55 years. The project was being leased in 2007.

Silvera Ranch (Pinn Brothers Fine Homes), a 254 unit residential ownership subdivision, will have a total of 19 affordable single-family dwellings and town homes. Of these, 9 units will be for moderate-income households, 4 units will be for low-income households and 6 units will be for very-low income households. All affordable units will have 55-year resale restrictions.

Tralee (Pinn Brothers Fine Homes), a 233 unit multi-family residential mixed-use project, will have 29 affordable units for sale. Of these, 9 units will be for very-low income households, 6 units will be for low-income households and 14 units will be for moderate-income households. All affordable units will have 55-year resale restrictions.

The Villages @ Dublin Ranch (Toll Brothers), a 1,395 unit multi-family residential condominium community consisting of 4 distinct neighborhoods, will have a total of 105 affordable units. All of the affordable units will be located within the neighborhood known as **The Terraces** and will be affordable to moderate-income households; all affordable units have 30-year resale restrictions.

The Willows (Braddock & Logan), a 56 unit multi-family residential town home community, will have a total of 7 affordable units. Of these, 2 units will be for very-low income households, 1 unit for low-income households and 4 units for moderate-income households. All affordable units will have 55-year resale restrictions.

POLICY 4: Conduct Housing and Commercial Nexus Study to determine the feasibility of establishing a commercial linkage fee to be deposited in the City's Inclusionary Housing Fund.

Progress: A task force was formed to work with a consultant on the development of a commercial linkage fee was subsequently approved by the City Council in May 2005. The Non-Residential Development Affordable Housing Impact Fee was also adopted at that time. Fees collected will be deposited into a Housing In-lieu fund for the funding of affordable housing programs. A total of \$344,401 has been collected through December 2007.

POLICY 5: Improve housing affordability with higher densities near BART.

Progress: The City currently has a functioning BART station, the Dublin/Pleasanton BART Station, and a new BART Station and parking structure under construction, the West Dublin/Pleasanton BART Station within the Downtown Intensification Area. Adjacent to the new BART station will be a 308-unit high density residential project (AMB) and a 309-unit high density residential project (Windstar), along with other commercial, retail and office uses.

The existing Dublin/Pleasanton BART Station is located in an area known as the Dublin Transit Center which allows for up to 1,800 units of high density residential housing. Currently, four high density residential projects have been approved and are either under construction or have completed construction. **Camellia Place** (EAH, Inc) has completed construction and provides 112 very-low and low-income apartment units; **Élan @ Dublin Station** (D.R. Horton) has also completed construction and provides 257 for sale condominium units with 26 units set aside for moderate-income households; and, **Avalon @ Dublin Station** (Avalon Bay Communities) is currently under construction and will provide 305 apartment units with 30 units set aside for moderate-income households. The fourth high density residential project, **Metropolitan @ Dublin Station** (D.R. Horton), will provide 300 market-rate, for-sale condominium units. Three additional high density residential projects are currently in planning review. They include a 405 unit apartment project, known as **Avalon II @ Dublin Station** (Avalon Bay), with 41 units set aside for moderate-income households. The Hanover Group currently has two projects in planning review including a 195 unit apartment community known as **Crescent** (Site A-1) and a 150 unit apartment community known as **Ashton** (Site A-3).

POLICY 6: Simplify and coordinate the means of obtaining project approvals for senior projects and those with below-market-rate units.

Progress: The City has a procedure in place to expedite all residential projects. The Groves Senior project was completed in 2007.

POLICY 7: Encourage reduction of housing expenses through shared-living arrangements.

Progress: A Housing Needs Survey was completed in June 2005 and evaluated the feasibility of a shared-housing program. Information collected in a random sample by Godbe Research indicated that residents did not have any interest in a shared housing program nor would use a shared-housing program at this time.

POLICY 8: Encourage development of affordable housing by private organizations primarily engaged in housing construction or management.

Progress: Ongoing.

POLICY 9: Promote the use of available funds and funding mechanisms in private-sector housing development.

Progress: The City of Dublin website continues to provide information on those developers accepting applications for restricted Inclusionary Below Market Rate (BMR) units for both ownership and rental units. The web page is updated routinely to provide up-to-date information on various housing opportunities in the region. Included on the website are the Inclusionary Ordinance and the Inclusionary Ordinance Laypersons Guidelines to assist developers with the requirements related to the development of affordable housing units. In addition, the City offers loans to new homeowners through the First Time Homebuyer Loan Program. The City committed \$500,000 in fiscal year 2007-2008 for this purpose.

POLICY 10: Promote energy efficiency in new projects.

Progress: The City requires all developments to submit a Waste Management Plan to meet the City's Construction and Debris Ordinance to divert at least 50% of waste from landfills. In addition, the City Council adopted Green Building Guidelines for use in Civic Buildings in the future to promote energy efficiency. The City continues to implement the Guidelines on a project specific basis.

POLICY 11: Provide opportunities for first-time homebuyers to purchase homes in Dublin.

Progress: The City continues to support the Tri-Valley Housing Opportunity Center (TVHOC) designed to serve as a one-stop center for affordable homeownership in the Tri-Valley.

In Fiscal Year 2007-2008, the City's First Time Homebuyer Loan Program funded 18 loans totaling \$557,196.

POLICY 12: Continue to make available fee deferrals to encourage the development of affordable housing.

Progress: Ongoing.

POLICY 13: Encourage a mix of housing types as a means of achieving a wider range of housing types, sizes, and potential affordability to low and moderate income households, including affordable by design units and large family units.

Progress: **Fallon Village:** This project will include a variety of residential densities including low, medium, medium-high and mixed-use for a total of 3,108 units. All projects within Fallon Village are subject to the City's Inclusionary Zoning Ordinance. The first project within Fallon Village is known as **Positano**, which is 1,043 dwelling units (Braddock & Logan). The first neighborhoods include 143 units in **Cantara** and **Solerno**. Building permits have been issued for the models for the project.

Dublin Ranch Area F West and East (Sorrento): This project includes a variety of housing types within ten distinct neighborhoods for a total of 1,111 medium density residential units. The Inclusionary Zoning requirements for this project have been satisfied within the Groves @ Dublin Ranch (formerly known as Fairway Ranch) project. Each neighborhood has between 4 and 9 varying floor plans and units range in size from 1,320 square feet up to 2,981 square feet. These units are under construction.

Schaefer Ranch: This project includes 302 units in four distinct neighborhoods. Housing types and sizes include one-story and two-story single detached units with 20 differing floor plans. Units range from 2,692 square feet up to 6,853 square feet. These units are under construction.

Wallis: This project would also include a variety of housing types and residential densities including low, medium and medium high. The project has been approved for 937 housing units and is currently under review. Staff anticipates a variety of floor plans and unit sizes.

Fallon Crossings: The project proposal includes up to 117 single family residential units on lots ranging from small lots, zero lot line lots to large estate lots.

GOAL C: TO CONSERVE THE EXISTING STOCK OF AFFORDABLE RENTAL HOUSING

POLICY 1: Preserve low income housing.

Progress: In 2005, a Condominium Conversion Ordinance was passed by the City Council to preserve the existing rental housing stock. In addition, for each for-sale affordable unit, the buyers must sign a Resale Restriction Agreement that guarantees that the units will remain affordable for up to 55 years.

The list of rental properties is updated when new projects are complete. The Tri-Valley Area Affordable Rental Housing Directory was updated in 2007 listing existing and new projects in the Tri-Valley. There were no subsidized rental properties in the City of Dublin at risk of converting to market-rate housing during this reporting period.

GOAL D: TO PRESERVE AND INCREASE THE EFFICIENT USE OF THE CITY'S EXISTING HOUSING STOCK

POLICY 1: Encourage efficient use of existing housing stock; promote development of small units at low cost.

Progress: Providing financial assistance to construct second units on sites with existing single family homes was evaluated through the Housing Needs Study. The Study indicated that residents did not find that providing financial assistance for second units was a highly needed program for the City. However, in October 2005, the City Council approved a new Second Unit Ordinance that makes it easier for families to provide alternative housing by means of second units.

The Housing Authority selected the development team of Eden Housing and Citation Homes to redevelop the existing Arroyo Vista project with approximately 400 housing units, in a combination of affordable and market rate, rental and ownership units. Staff is currently working with the developers to navigate the Deposition and Development Agreement through the US Housing and Urban Development (HUD) process to get authorization to proceed with the project. Project environmental work is currently underway. The existing affordable housing will be replaced with new affordable housing, along with additional affordable and market rate units.

POLICY 2: Provide subsidies for housing rehabilitation.

Progress: The Alameda County Community Development Agency administers a Minor and Major Home Improvement Program for the City of Dublin. For Fiscal Year 2007-2008, on behalf of Dublin, Alameda County administered \$14,786 of Community Development Block Grant funds for one minor home repair, one paint grant and two major home improvements in the City of Dublin.

GOAL E: TO PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL DUBLIN RESIDENTS

POLICY 1: Support services and programs that fight housing discrimination; direct persons towards agencies that provide assistance to victims of discrimination.

Progress: The City of Dublin web page has an entry for fair housing issues directing interested readers both to ECHO Housing and to the State of California Consumer Affairs Office booklet "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities."

POLICY 2: Encourage greater access to housing for persons with disabilities.

Progress: In October 2007, the City adopted a Universal Design Ordinance which requires new single-family home developers to install base Universal design features in all single-family developments of 20 or more homes.

GOAL F: TO PROVIDE SHORT-TERM SHELTER FOR INDIVIDUALS AND FAMILIES WITHOUT AFFORDABLE PERMANENT HOUSING

POLICY 1: Allow emergency shelters and transitional housing for homeless.

Progress: An Emergency Shelter Ordinance was adopted by the City Council in October 2004 as required by State law. In addition, the City provides a Community Development Block Grant to the Tri-Valley Haven which supports a Domestic Violence Shelter and a Homeless Shelter.

CONSERVATION ELEMENT

Amendments

The Conservation Element was not amended during the reporting period of Calendar Year 2007.

Progress toward meeting goals and guiding policies of the Conservation Element

- The City continues to review each new development project that is proposed near a natural resource such as a stream corridor with the intent of protecting the resource. Conditions of approval include measures to ensure adequate setbacks, minimal impacts to water quality, passive recreational opportunities, and the maintenance of natural systems to the extent possible.
- The City continues to work with developers to ensure that open space corridors established in new neighborhoods are maintained and managed appropriately, and open space areas are contiguous with other such lands.
- **Schafer Ranch** is currently collaborating with the East Bay Regional Park District to dedicate land and to construct trails and trailheads within the project area. The project is approximately 500 acres and is located at the western edge of the City.
- The City continues to work on preserving Dublin's historic resources. After completing an archeological resource analysis and historic resource inventory study in 2005, the City adopted a **Historic Overlay Zoning District** and **Historic Area Design Guidelines** for projects within the historic area. The Historic Area is approximately 40 acres. In August 2006, the City Council adopted the **Dublin Village Historic Area Specific Plan**. The City initiated a Specific Plan Study for the City's historic core and the Specific Plan calls out land use designations and development guidelines and future public/private development in the planning area. In 2007, two additional properties were added to the Dublin Village Historic Area Specific Plan.
- In August 2006, following the adoption of the Dublin Village Historic Area Specific Plan, the City Council also adopted the **Dublin Historic Park Master Plan**. The Master Plan approaches the creation of the Dublin Historic Park that will compliment the existing Heritage Center, meet the needs of the community for parkland and will re-establish the City's historic heart. The Historic Park will add to the Dublin Heritage Center where several notable historic buildings have been assembled and preserved. In 2007, the City entered into a consultant services agreement for the Dublin Historic Park for the Phase 1 improvements. Additionally, the agreement provided for a study of the historical implications of moving historic structures from the Kolb Ranch to the Historic Park; the potential uses of the moved structures and the cost of rehabilitating the structures.

SEISMIC SAFETY AND SAFETY ELEMENT

Amendments

The Seismic Safety and Safety Element was not amended during the reporting period for Calendar Year 2007.

Progress toward meeting goals and guiding policies of the Seismic Safety and Safety Element

- In conjunction with the Dublin Unified School District, a school disaster training course and curriculum has been developed.
- The City took part in a citywide functional disaster exercise by participating in the statewide Golden Guardian Terrorism exercise.
- In August 2006, the City Council adopted the National Incident Management System (NIMS), which would provide a consistent nationwide approach for federal, state, local and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to, and recover from disasters, regardless of cause, size, or complexity. The City of Dublin will integrate the National Incident Management System, to the extent appropriate, into the existing emergency management system, in its efforts toward disaster prevention and preparedness.

NOISE ELEMENT

Amendments

The Noise Element was not amended during the reporting period for Calendar Year 2007.

Progress toward meeting goals and guiding policies of the Noise Element

Due to the nature of the guiding and implementing policies of the Noise Element, the efforts to implement this element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors. Additionally, a Noise Mitigation fee is charged to developers in the Eastern Dublin Specific Plan area to assist in funding the construction of improvements to mitigate noise impacts.